



# Reading Village Architectural Peer Review



TBA Architects, Inc.

Reading Zoning Board Meeting - 3/17/2016













Site Context

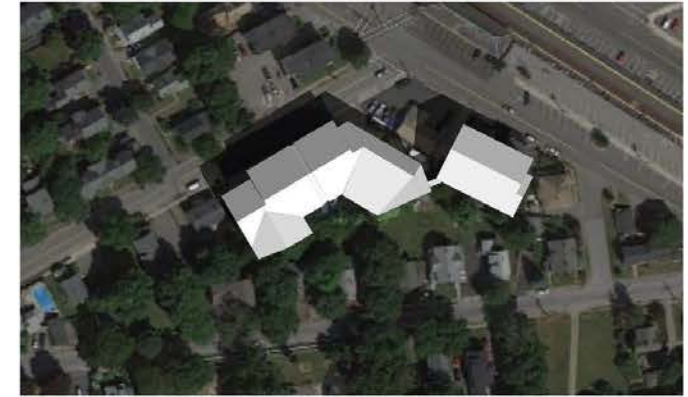


December 21

June 21

March/September 21

10 AM



10 AM

12 PM



12 PM

2:30 PM



2:30 PM

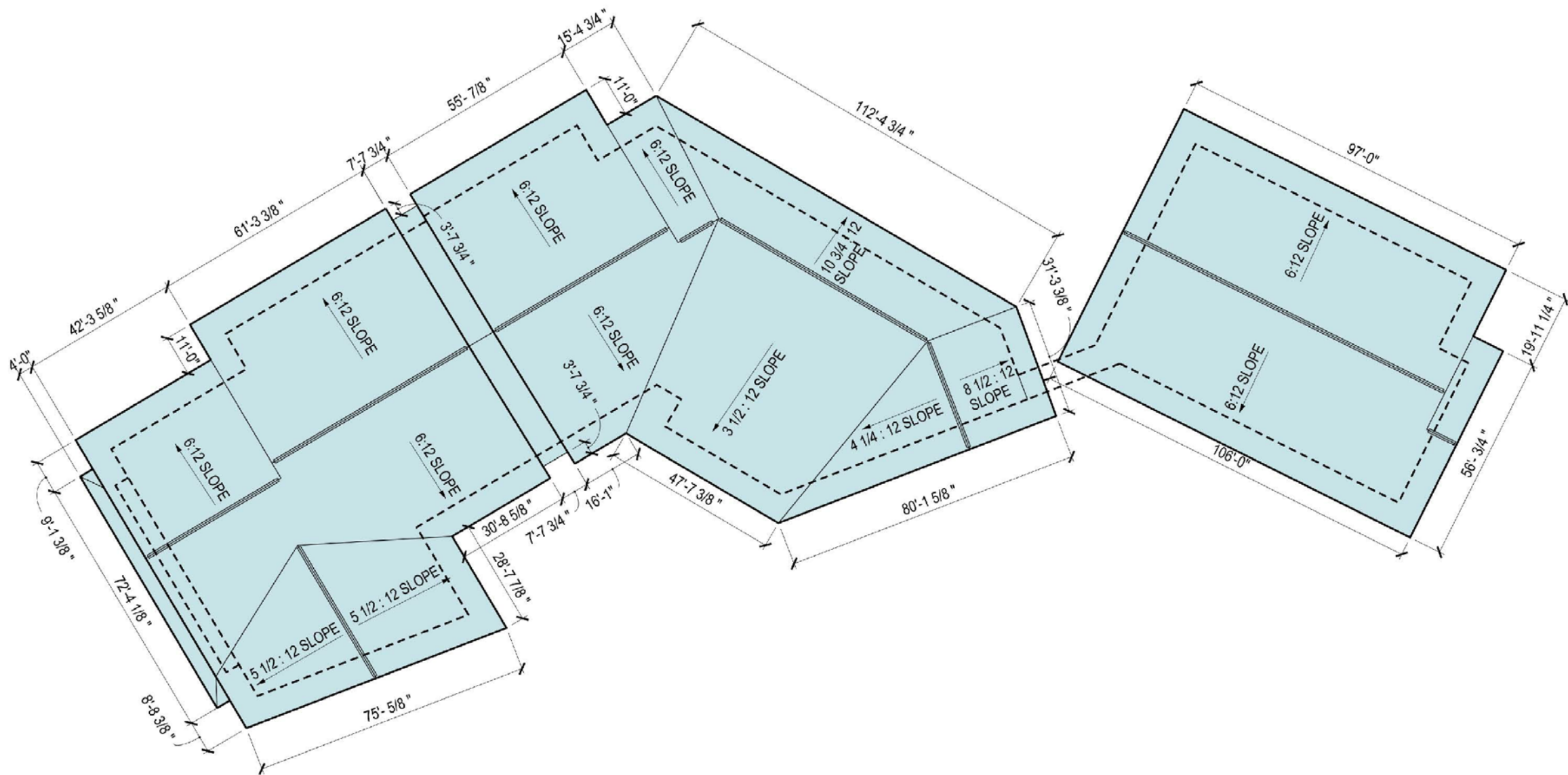


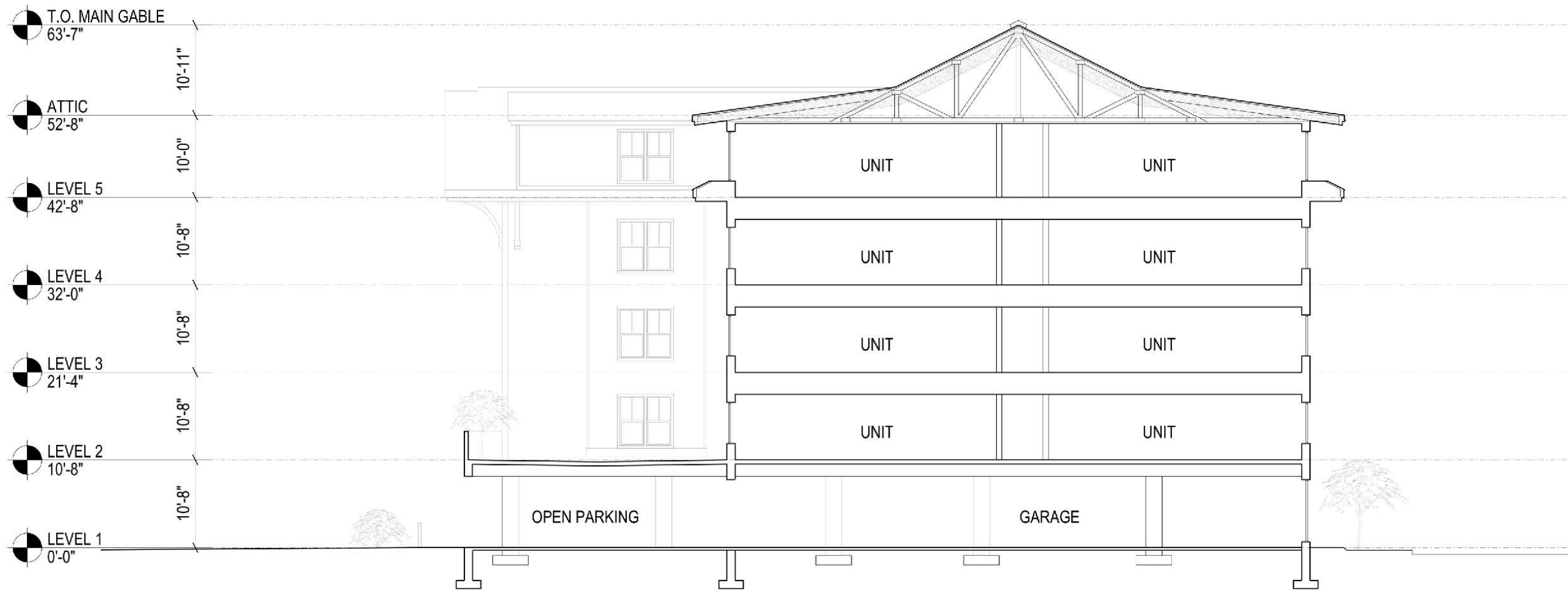




Site Context

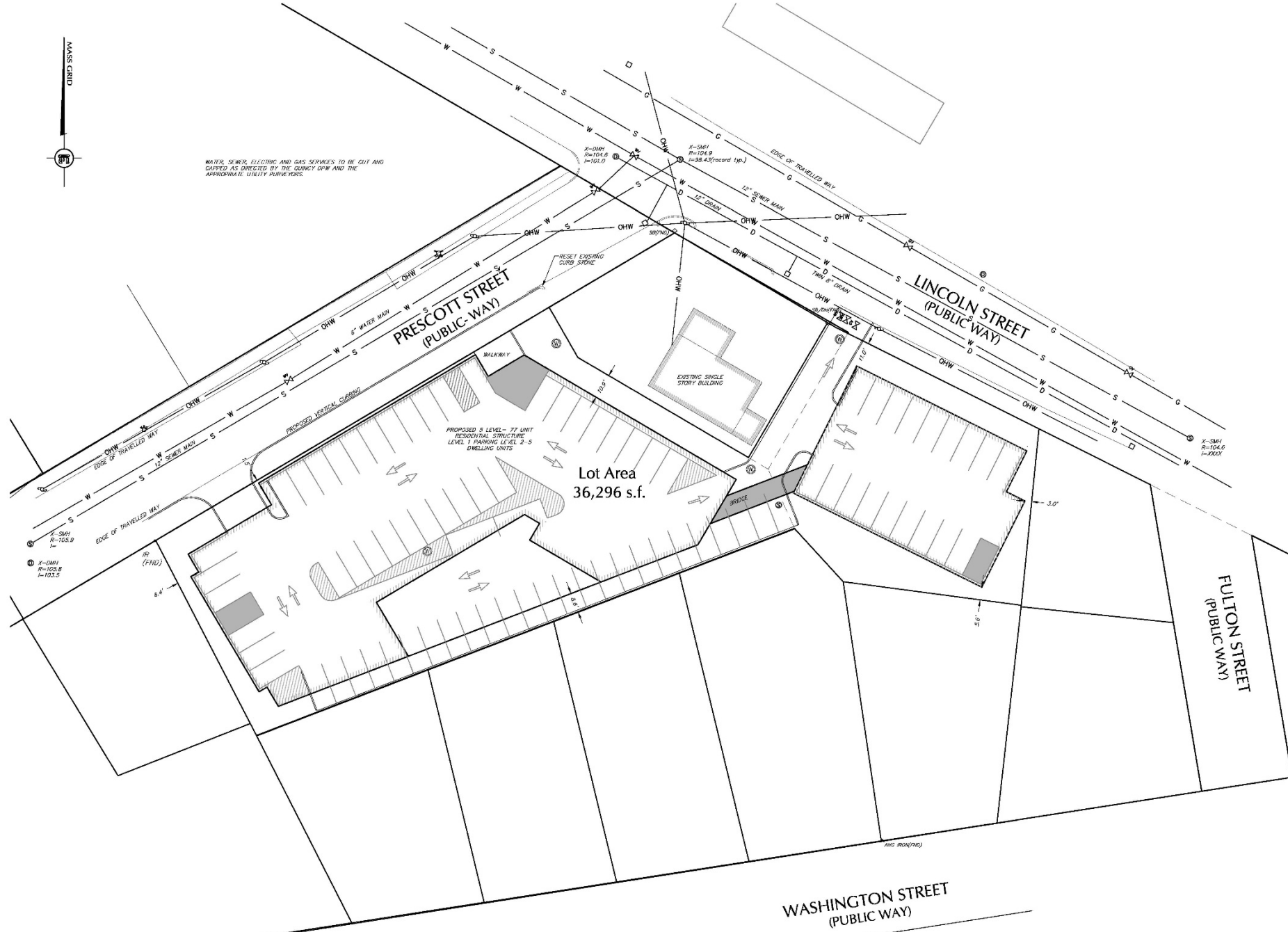






Proposed Section











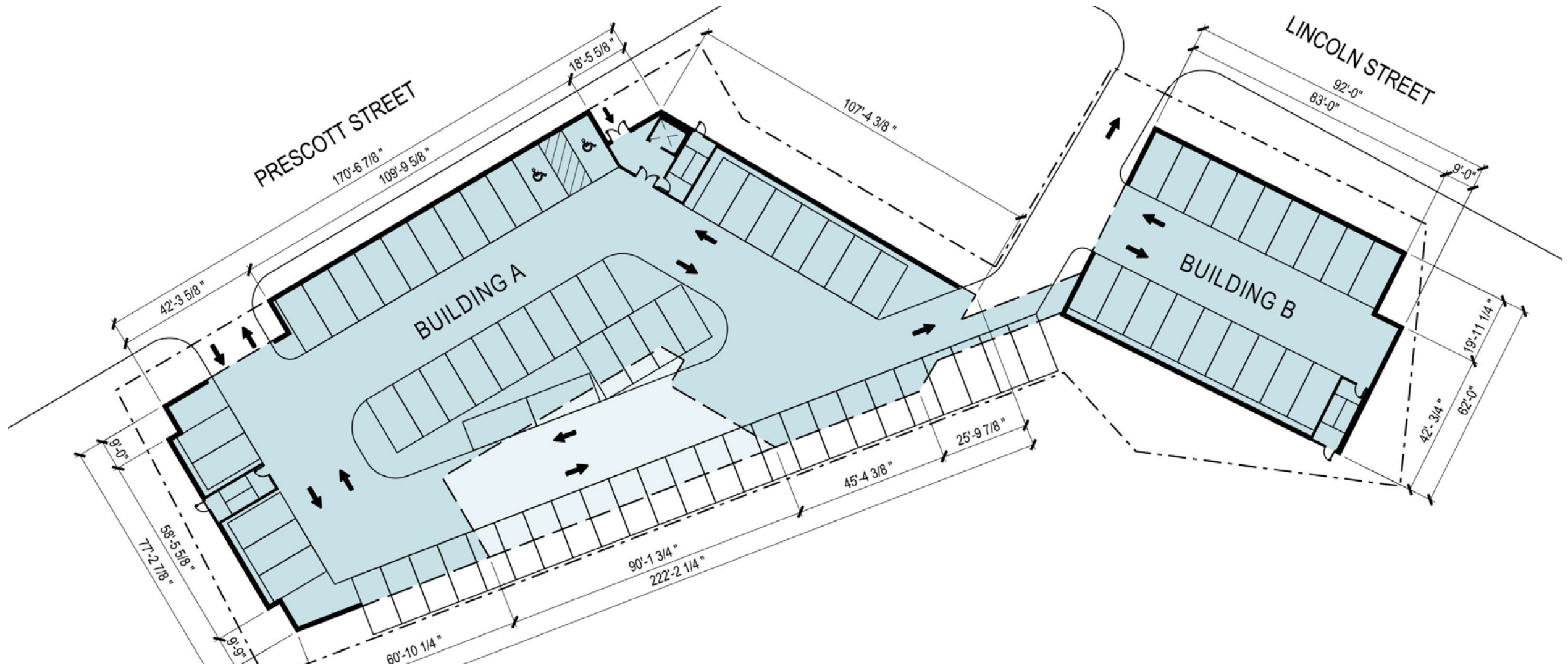


Proposed North Elevation





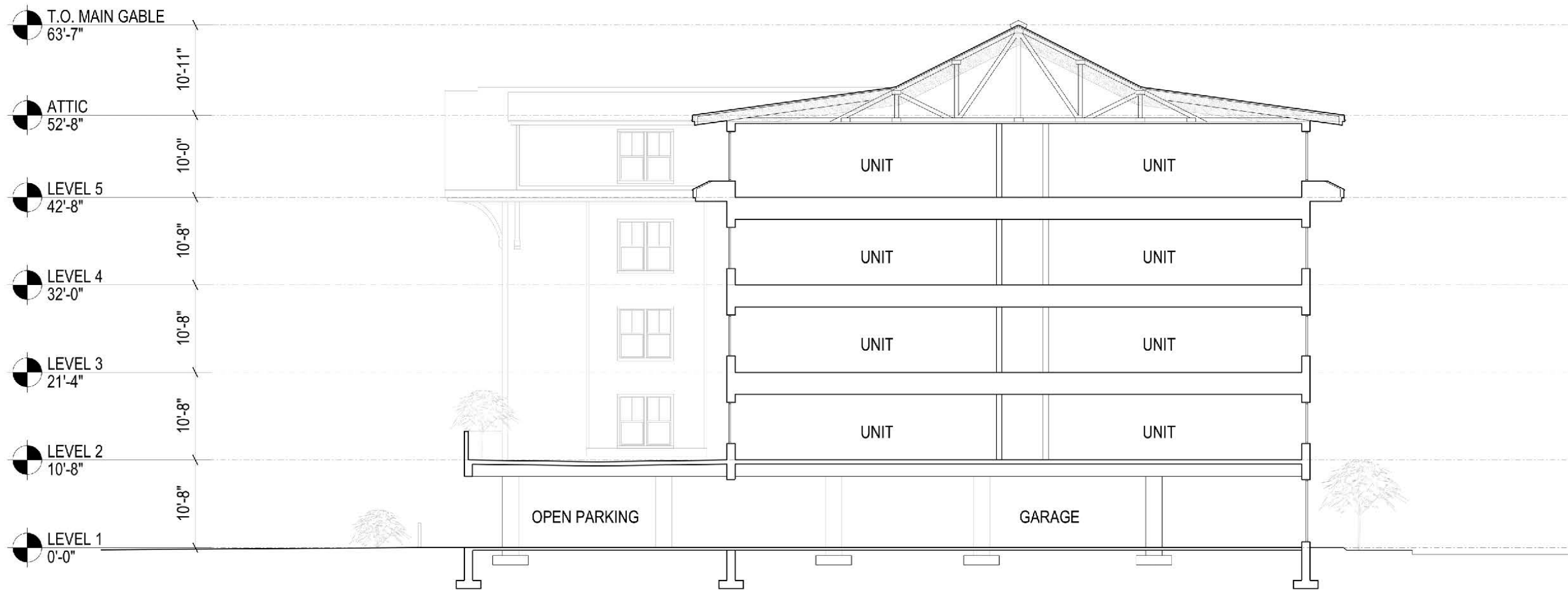










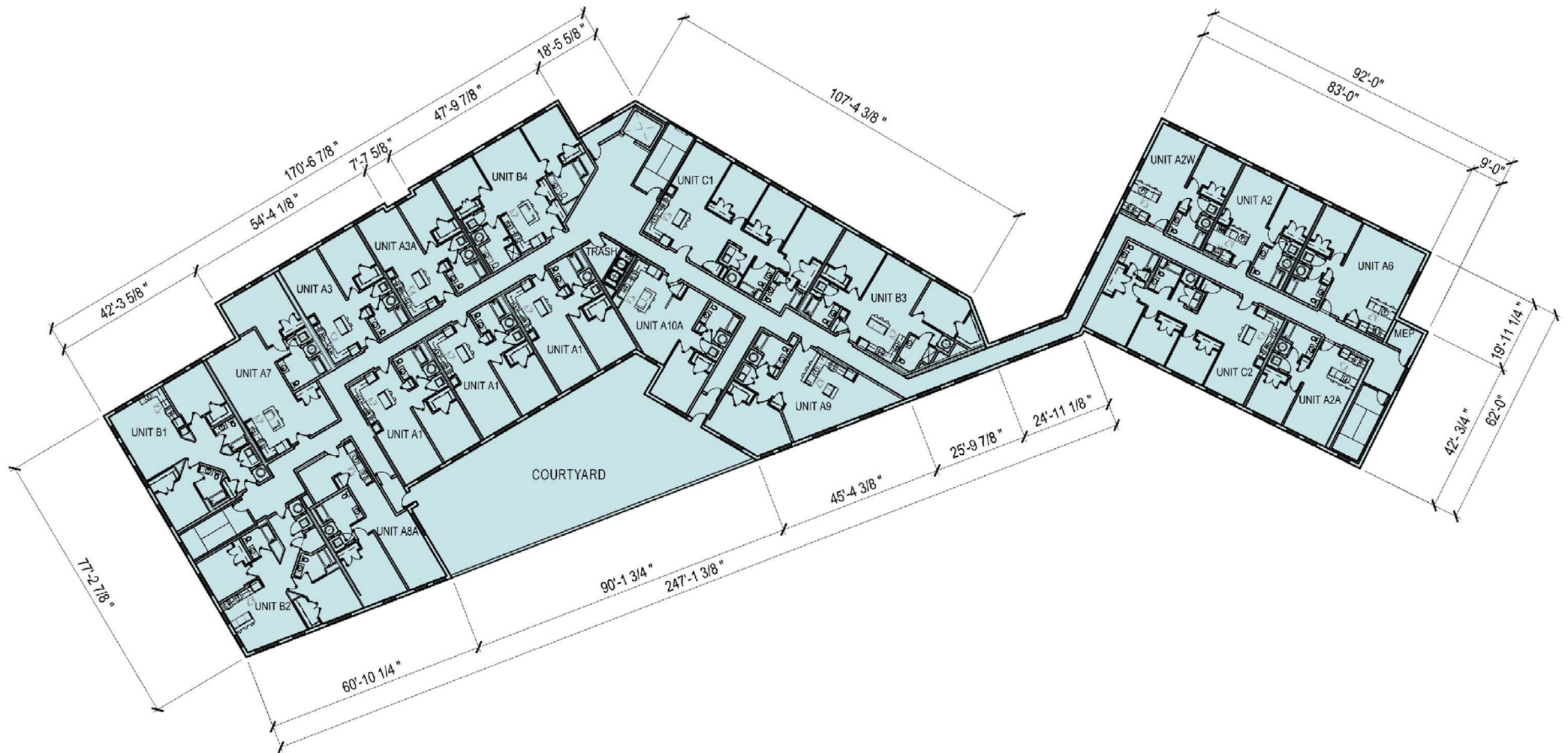


Proposed Section

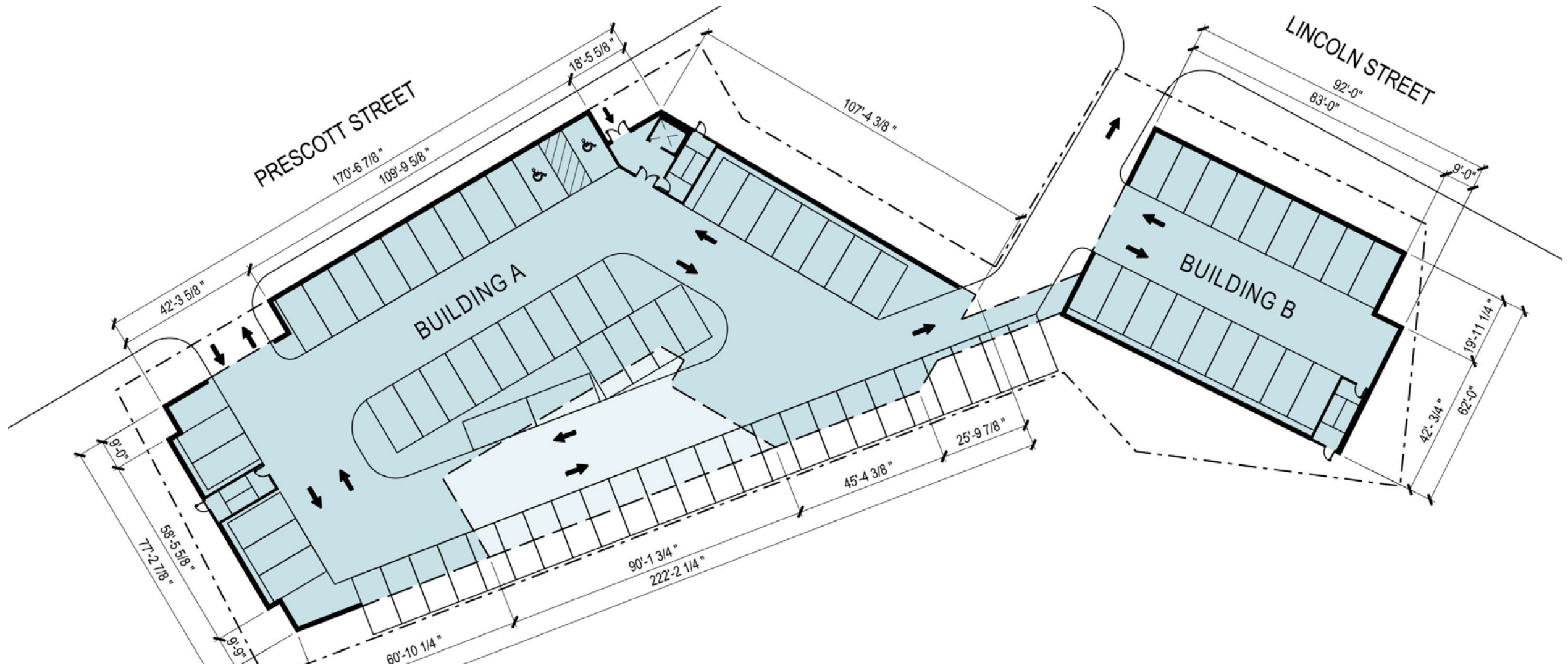


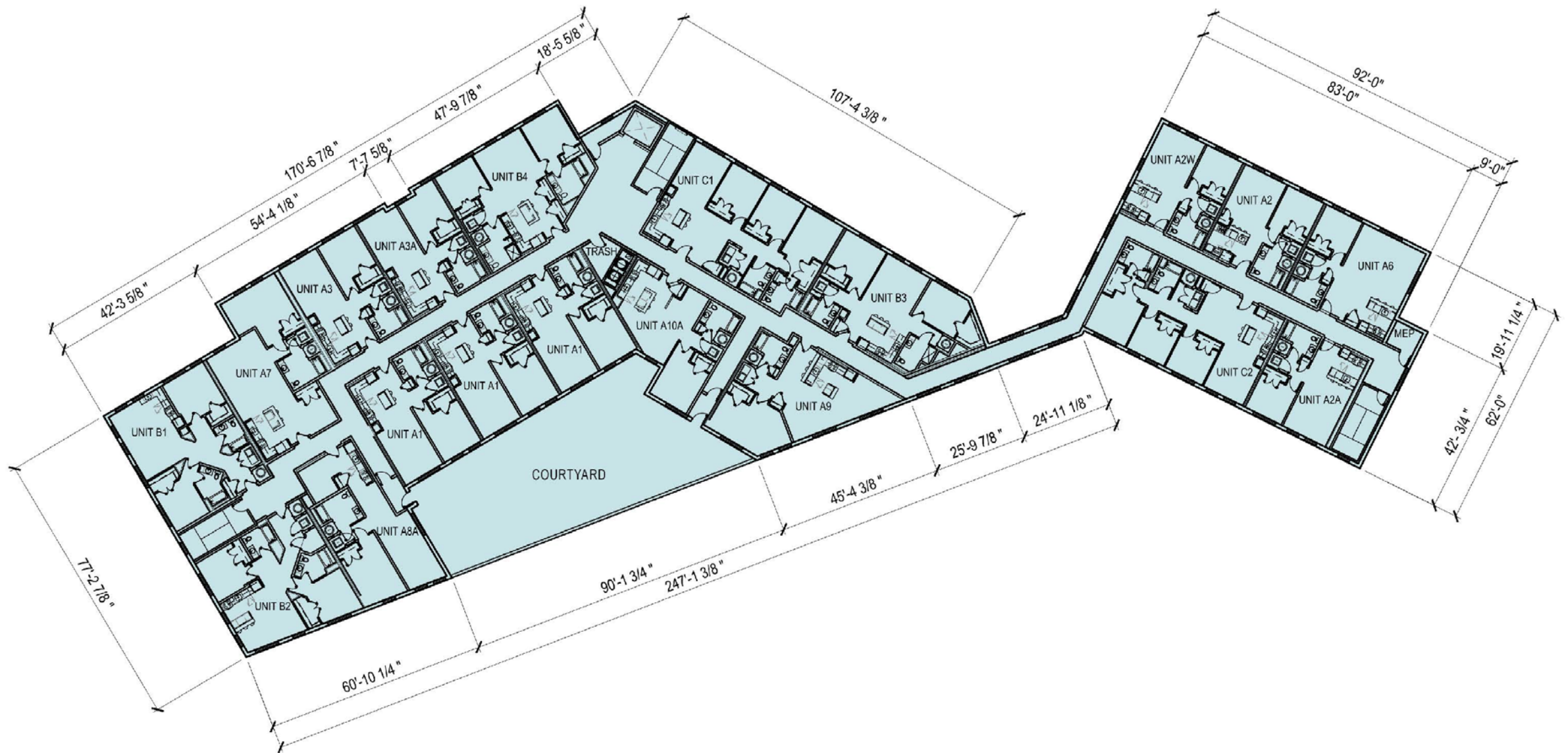




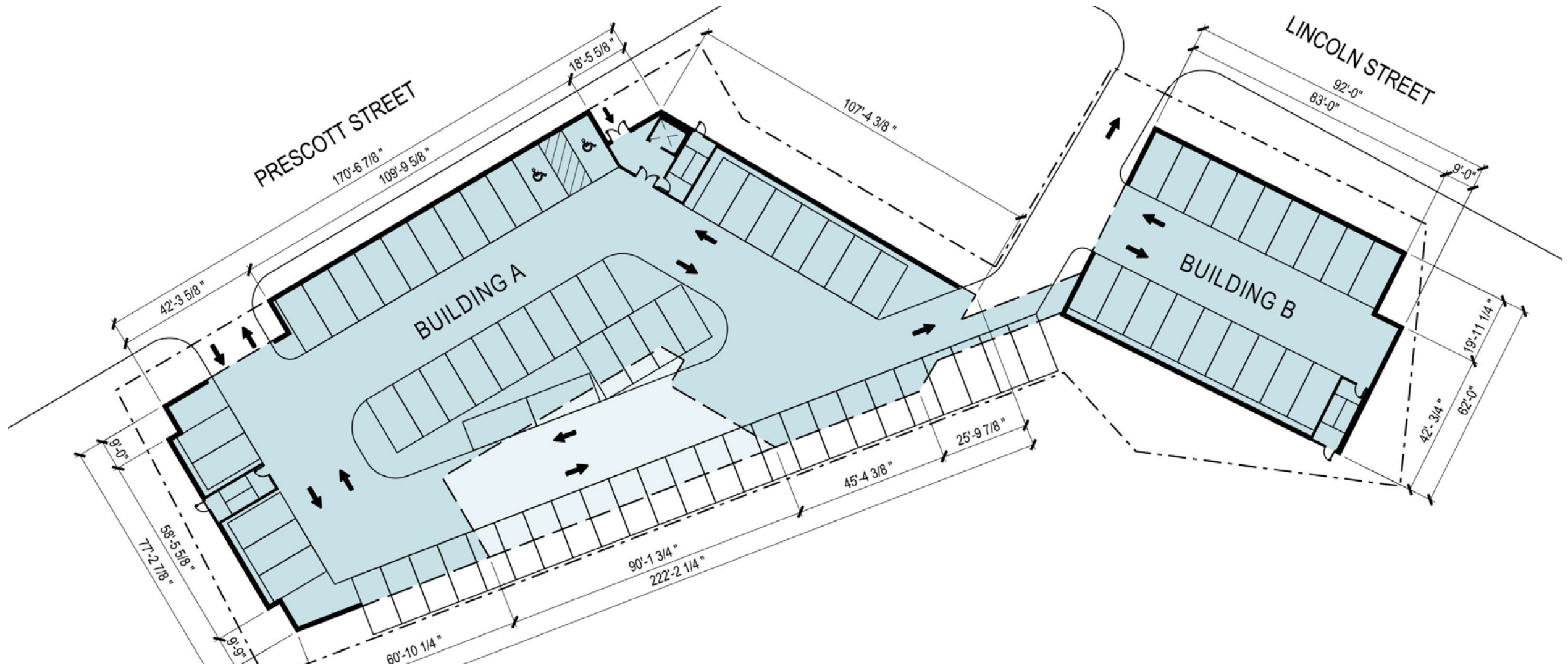


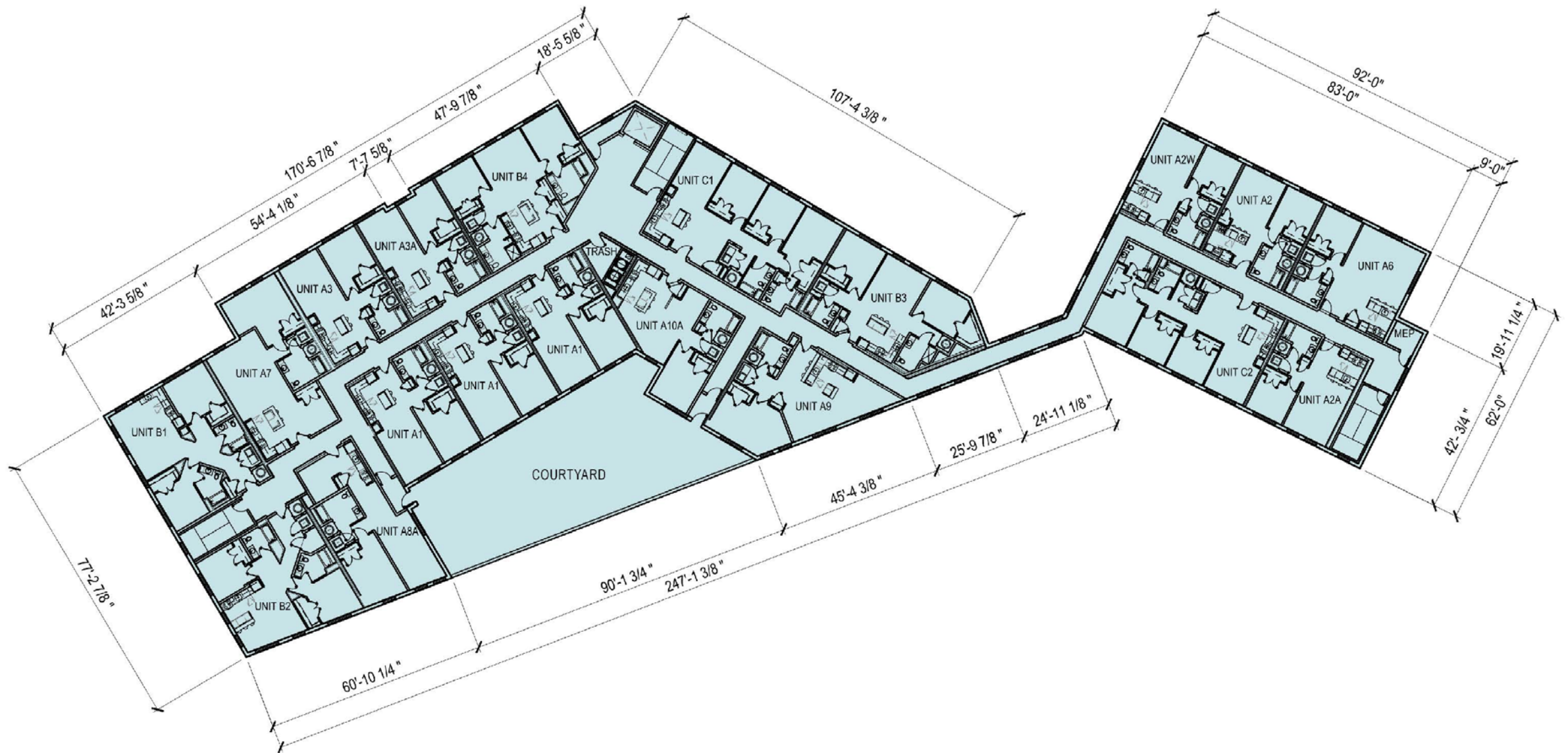














## UNIT MIX/SUMMARY

UNIT TYPE	DESCRIPTION	NRSF	UNITS	BED	BATH	NRSF	MIX
A1	1 Bed/1 Bath	833	12	12	12	9,996	15.6%
A2	1 Bed/1 Bath	704	4	4	4	2,816	5.2%
A2w	1 Bed/1 Bath	720	4	4	4	2,880	5.2%
A2a	1 Bed/1 Bath	721	4	4	4	2,884	5.2%
A3	1 Bed/1 Bath	810	4	4	4	3,240	5.2%
A3a	1 Bed/1 Bath	810	4	4	4	3,240	5.2%
A6	1 Bed/1 Bath	900	4	4	4	3,600	5.2%
A7	1 Bed/1 Bath	1139	4	4	4	4,556	5.2%
A8	1 Bed/1 Bath	1142	3	3	3	3,426	3.9%
A8A	1 Bed/1 Bath	1016	1	1	1	1,016	1.3%
A9	1 Bed/1 Bath	1088	4	4	4	4,352	5.2%
A10	1 Bed/1 Bath	1038	3	3	3	3,114	3.9%
A10A	1 Bed/1 Bath	862	1	1	1	862	1.3%
Total TYP A Units			52	52	52	45,982	67.5%
B1	2 Bed/2 Bath	1202	4	8	8	4,808	5.2%
B2	2 Bed/2 Bath	1174	4	8	8	4,696	5.2%
B3	2 Bed/2 Bath	1203	4	8	8	4,812	5.2%
B4	2 Bed/2 Bath	1202	3	6	6	3,606	3.9%
Total TYP B Units			15	30	30	17,922	19.5%
C1	3 Bed/2 Bath	1484	3	9	6	4,452	3.9%
C2	3 Bed/2 Bath	1417	3	9	6	4,251	3.9%
Total TYP C Units			6	18	12	8,703	7.8%
A2 G2	1 Bed/1 Bath *Group 2	708	2	2	2	1,416	2.6%
B4 G2	2 Bed/2 Bath *Group 2	1204	1	1	1	1,204	1.3%
C1 G2	3 Bed/2 Bath *Group 2	1484	1	3	1	1,484	1.3%
Total TYP G2 Units			4	6	4	4,104	5.2%
TOTAL GSF							
TOTAL UNITS			77			76,711	100.0%
TOTAL BATHROOMS					98		
TOTAL BEDROOMS				106			

UNIT TYPE	AFFORDABLE	MARKET
12	3.00	9.00
4	1.00	3.00
4	1.00	3.00
4	1.00	3.00
4	1.00	3.00
4	1.00	3.00
4	1.00	3.00
4	1.00	3.00
3	1.00	2.00
1	0.00	1.00
4	1.00	3.00
3	1.00	2.00
1	0.00	1.00
TOTAL A UNITS	13.00	39.00
4	1.00	3.00
4	1.00	3.00
4	1.00	3.00
3	0.00	3.00
TOTAL B UNITS	3.00	12.00
3	1.00	2.00
3	1.00	2.00
TOTAL C UNITS	2.00	4.00
2	0.00	2.00
1	1.00	0.00
1	0.00	1.00
TOTAL G2 UNITS	1.00	3.00
TOTALS	19.00	58.00
MIX	25%	75%

PODIUM	22,906
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TOTAL UNITS	77
TOTAL NRSF	76,711
OVERALL GSF	92,356
RESIDENTIAL GSF	80,800
BUILDING EFFICIENCY	83%

UNIT SUMMARY (INCLUDES G2)		
1 BR / 1 BA	54	70.13%
2 BR / 2 BA	16	20.78%
3 BR / 2 BA	7	9.09%
TOTAL	77	



Related Project-Haven Street Development